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Planning & Design

Veronica J.B. Morgan, P.E.
Managing Partner

Joel J. Mitchell, P.E.
Partner

MITCHELL & MORGAN, LLP
511 University Drive, Suite 204
College Station, Texas 77840
Office (979) 260-6963
Fax (979) 260-3564

City of College Station
Bridgette George
1101 Texas Avenue S.
College Station, Texas 77840

August 9, 2002

Re: Requested C-B Zoning @ Krenk Tap Road @ SH6

Dear Bridgette,

We are requesting a rezoning of the properties located at the corner of Krenk Tap Road and SH6 (Thomas Madison tracts) from R-1, Low Density Residential to C-B, Commercial Business. As discussed in the rezoning application, our request is for C-B, Commercial Business in order to attract hotel/motel uses, office, restaurants and small retail commercial developments. After much consideration and discussion with staff we believe we can accommodate all of these intended uses in the C-B, Commercial-Business zoning district.

Our original request for C-B was prompted by the ability to locate all of the uses allowed in the A-P, Administrative/Professional category on this property. The only zoning district that would allow all A-P uses as well as the hotel and restaurant uses was the C-1 district. Unlike the C-1 zoning district, C-B is not cumulative with the A-P zoning district. However, there are some office uses listed as permissible in the C-B district. Although not entirely cumulative, staff has stated that all A-P uses could be allowed within the C-B district except:

- Public parking lots
- Business
- Music, dance or commercial schools
- Government Offices
- Small recycling facilities.

Because of this we are comfortable that the C-B zoning will give us all of our desired use categories.

We wish to be "good neighbors" to Central Park and it is our intent to create a development that will complement and enhance the Park and the activities that occur there. It is definitely not our intent to locate big box retail, auto dealerships, or a strip type shopping center on this property. We understand the complications that C-1 brings to the table and we hope that by changing the request to C-B we can help eliminate this concern.

Our vision is for restaurants and a hotel to locate here to serve the Park by providing tournament participants a convenient place to sleep, change and eat. We see these uses as compatible with the park traffic, lights and hours of operation. From a different

perspective office/professional buildings could also be located on the property and they too would benefit from being adjacent to the Park. Their benefit would be different in that their tenants could enjoy the park during or after work for exercise and recreational activities generating more visitors to the park.

The current Land Use Plan shows this property as mixed use. This land use category is defined as one that should contain a residential, park/open space, commercial, and office component all located around common space or amenities. The concept of the mixed use is a sound one, however it is difficult to accomplish with *reasonable* risk on the part of the developer.

The City of College Station's current zoning ordinance does not have a zoning district specifically for Mixed Use which defines allowable uses and densities. The only way to get from an undeveloped piece of property to a Mixed Use development is to use the current PDD-B zoning district. This PDD-B district requires a developer to coordinate all potential users up front to create a concept plan for the development. As stated in the zoning ordinance, one must submit for review a PD plan which "shall include, but may not be limited to, the following:

- a. A list of potential land uses,
- b. A range of future building heights,
- c. General statement regarding proposed drainage control,
- d. A list of general bulk or dimensional variations sought, and
- e. The general location of the following, if applicable:
 - i. Parking areas
 - ii. Building sites and an indication of their use
 - iii. Artificially lit areas
 - iv. Open spaces/conservation areas
 - v. Greenways
 - vi. Streets and access
 - vii. Parks
 - viii. Schools
 - ix. Buffer areas
 - x. Trails
 - xi. Buffer areas (or statement indicating buffering proposed)
 - xii. Other special features

To place all of these ideas on paper, without a hint of whether the use (hotel/restaurants/office) is even a viable land use, makes the PDD-B district and thus mixed use extremely risky to develop. This is an extreme risk for any developer and not one that most are willing to take. Items such as 1.d., 1.e.x., and 1.e.iv., are not known at this time and cannot be determined without discussing these items with end users. These end users are typically not willing to prepare concept designs without some assurance that the location is viable for use.

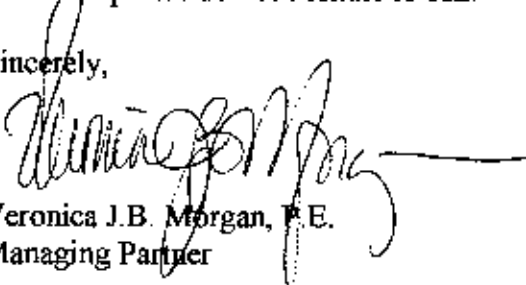
In addition, for this small piece of property, all of the elements listed in mixed use will not fit. Once you place a large user such as a hotel and its associated parking, and then smaller restaurants and office buildings, you quickly run out of room for the multi-family or residential components. There are residential complexes that are within walking distance. We believe that the close proximity of these R-3 & R-5 properties meets the intent of the mixed use concept. To put a "true" mixed use on this 18-acres simply will not work because of lack of space.

We realize that the C-B Zoning does not offer the city the opportunity to review site layout and common and shared parking; however we would like to offer the following conditions as part of our C-B zoning request. This is our attempt to meet in the middle by trying to achieve the mixed use concept without the front end concept cost and end user coordination.

- 1) Parking shall be located interior to the site and not along Central Park Lane or Krenek Tap Road. Buildings shall be sited along these two thoroughfares and used to buffer the interior parking spaces. Parking shall be allowed to front on SH6, but shall not exceed 50% of the frontage road dimension. Driveways shall be located in compliance with the City of College Station access ordinance on Central Park Lane, Krenek Tap Road and SH6.
- 2) All parking shall be designed as shared/common parking interior to the site. This design will allow the overall development to function as a "whole" rather than as independent parts.
- 3) The front setback shall be taken from Krenek Tap Road which will allow the green space and aesthetics from Central Park to be as large as possible given setback regulations.
- 4) The building facades which face Krenek Tap Road shall be designed to compliment the front facades and not leave the appearance of "rear building faces."
- 5) With the exception of the hotel/motel use no first floor building square footage shall exceed 25,000sf.

With this request and conditions we hope that you will act favorably on our request. Thank you for your time and consideration of the request. If we can answer any questions please do not hesitate to call.

Sincerely,



Veronica J.B. Morgan, P.E.
Managing Partner

Cc: file

Tom Madison, Chalon Jones, George Ball